



## **CHELSEA PLANNING COMMISSION WORK SESSION Agenda**

November 7, 2023

7:00 PM

Chelsea City Council Chambers

311 S. Main Street

*Remote option available for members of the public, commissioners must attend in person.*

### **Agenda:**

1. Call to Order
2. Public Comment
3. Proposed Zoning Ordinance Amendment: Food Trucks
4. Wolf Development
5. Planning Priorities Table
6. Adjournment

### **Zoom Information:**

When: Nov 7, 2023 07:00 PM Eastern Time (US and Canada)

Topic: Planning Commission - Wednesday, November 7, 2023 at 7:00 p.m.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85409818720?pwd=WHdLM0d5dWRHb29xRzYvWFg2cHFMQT09>

+1 312 626 6799 US (Chicago)

Webinar ID: 854 0981 8720

Passcode: 562136

International numbers available: <https://us02web.zoom.us/j/85409818720?pwd=WHdLM0d5dWRHb29xRzYvWFg2cHFMQT09>

Persons requiring reasonable accommodations due to disabilities in order that the meeting is accessible to them are requested to notify the Chelsea Planning Commission of such disability no later than five business days prior to the date of the meeting.

**Item 3**  
**Proposed Zoning Ordinance**  
**Amendment:**  
**Food Trucks**



**Carlisle | Wortman**  
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

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**MEMORANDUM**

**TO:** City of Chelsea Planning Commission

**FROM:** Paul Montagno, AICP  
Michelle Marin

**DATE:** October 31, 2023

**RE:** Food Truck Ordinance

**Food Truck Ordinance**

Thank you for a productive discussion about the Food Truck Ordinance during the October Work Session. The latest draft of the ordinance is attached to this memo. We hope a discussion of this latest iteration at the November 7<sup>th</sup> work session will allow the ordinance to be recommended for City Council approval at the next regular Planning Commission meeting. A summary of the changes is indicated below:

1. A license requirement was added that applies to all mobile food vendors in the City.
2. Under "Permit required," the applicable zoning districts were added: residential, commercial, industrial, mixed-use, medical, recreation-conservation, and office.
3. Under "Permit required," a paragraph was added indicating that a plot plan and property owner permission are needed as part of an application.
4. Under "Exemptions," vendors at block parties, city-authorized events, and vendors who vend at a location for 15 minutes or less (ice cream trucks) were added.
5. A \$200 permit application fee indicated.
6. Location requirements clarified.
7. Cord protector requirement added for power cables that cross any street, alley, or sidewalk.
8. Mobile Food Court requirement language altered to allow flexibility in responsible party: "hosts of mobile food courts."

Sincerely,

CARLISLE/WORTMAN ASSOC., INC.  
Paul Montagno, AICP  
Principal

CARLISLE/WORTMAN ASSOC., INC.  
Michelle Marin  
Community Planner

Benjamin R. Carlisle, *President* Douglas J. Lewan, *Executive Vice President* John L. Enos, *Vice President*  
David Scurto, *Principal* Sally M. Elmiger, *Principal* R. Donald Wortman, *Principal*  
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Principal*  
Richard K. Carlisle, *Past President/Senior Principal*

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## ***Article [X] Mobile Food Vending***

### **1. Intent.**

In the interest of encouraging mobile food vendors who add to the vibrancy and desirability of the City of Chelsea, while providing a framework under which such businesses operate, this ordinance is established.

### **2. Definitions.**

- (a) *Mobile food vending* shall mean vending, serving, or offering for sale food and/or beverages from a mobile food vending unit that meets the definition of a food service establishment under Public Act 92 of 2000, which may include the ancillary sales of branded items consistent with the food, such as a tee shirt that bears the name of the organization engaged in mobile food vending.
- (b) *Mobile food vending unit* shall mean any motorized or non-motorized vehicle, trailer, or other device designed to be portable and not permanently attached to the ground from which food is vended, served, or offered for sale.
- (c) *Mobile food court* shall mean a permanent land use subject to site plan approval where two or more mobile food vendors congregate to vend, serve, or offer for sale food and/or beverages to the public.
- (d) *Vendor* shall mean any individual engaged in mobile food vending business; if more than one individual is operating a single stand, cart, or other means of conveyance, then vendor shall mean all individuals operating such single stand, cart, or other means of conveyance.
- (e) *Operate* shall mean all activities associated with the conduct of business, including set up and take down and/or actual hours where the mobile food vending unit is open for business.

### **3. License required.**

All vendors engaged in mobile food vending in the City of Chelsea are required to obtain a license from the City Clerk prior to applying for a permit from the Planning and Zoning Administrator.

### **4. Permit required.**

All mobile food vendors operating in a residential, commercial, industrial, mixed-use, medical, recreation-conservation, public institution, or office district must be issued a mobile food vending permit from the Planning and Zoning Administrator. The Planning and Zoning Administrator shall prescribe the form for such permits and application for such permits. All permits shall be prominently displayed on the mobile food vending unit. No vending through a mobile food vending unit of food and/or other human consumables shall be permitted unless it meets the definition of mobile food vending as defined by this ordinance. A permit obtained under this chapter shall not relieve any vendor of the responsibility for obtaining any other permit, or authorization required by any other ordinance, statute, or administrative rule.

Food vending permit applications shall include a plot plan, indicating the location of the mobile food vending unit on the premises, and permission from the property owner where the operation is to occur.

### **5. Duration; non-transferability.**

Permits may be issued by the Planning and Zoning Administrator for a calendar year from the date of issuance. Any permit issued under this chapter is non-transferable.

### **6. Exemptions.**

Mobile food vendors participating as invited vendors to a City-authorized street fair, public festival, public event, block party, or farmers' market are not required to obtain an individual mobile food vending permit for the duration of the event; vendors are required to obtain a mobile food vendors license from the City Clerk. The organizers of any such event are required to include all requested details of the mobile food vendors in the event permit

application, including a plot plan indicating the location of the mobile food vending units within the event area. ~~Mobile food vendors who stop to vend food for fifteen (15) minutes or less are exempt from the mobile food vendor permit; a license from the City Clerk is still required.~~

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## **7. Application.**

Every vendor desiring to engage in mobile food vending shall make a written application to the Planning and Zoning Administrator for a permit under this chapter. The applicant shall truthfully provide all information necessary to determine compliance with the requirements in section X.8. or any other request by the Planning and Zoning Administrator deemed necessary to evaluate the application and be accompanied by a fee established by resolution of the City Council. Additionally, the applicant shall provide all documentation, such as insurance or health department approvals, as required by the City.

## **8. Fees.**

An application for a permit under this chapter shall be accompanied by a \$200 fee in the amount established by resolution of the City Council. There shall be no proration of fees. Fees are non-refundable once a permit has been issued by the City. No one shall hire or subcontract such vendors to evade the provisions of this article.

## **9. Requirements.**

Any vendor engaging in mobile food vending shall comply with the following requirements:

### **Location**

- (1) A mobile food vending unit may only operate on private property except as authorized in subsection 6. Vendors may only operate on private property with written permission from the property owner.
- (2) A mobile food vending unit must not be located within five (5) feet of a side or rear property line.
- (3) A mobile food vending unit shall not be located within a drive aisle.
- (4) A mobile food vending unit shall not obstruct any clear vision triangle area, as described in Section 6.05.
- (5) A mobile food vending unit or any part of its operation shall not occupy parking spaces required to comply with the minimum parking standards for a use.
- (6) No mobile food vending unit shall be parked within twenty (20) feet of a crosswalk or intersection.
- (7) The location of a mobile food vending unit or any part of its operation, including tables and chairs, shall not interfere with or obstruct the free passage of pedestrians or vehicles.
- (8) If a mobile food vending unit is parked next to a sidewalk or pedestrian pathway, a minimum width of five (5) feet for pedestrian access must be maintained along the sidewalk or pedestrian pathway. The vendor must ensure that any customer queue does not obstruct the five-foot-wide pedestrian access.

### **Duration/Time**

- (9) A mobile food vending unit may operate between the hours of 7:00 a.m. and 10 p.m. in any non-residential district and between the hours of 9:00 a.m. and 9 p.m. in any residential district.

### **Operations**

- (10) A mobile food vendor may provide appropriate waste receptacles at the site of the unit and remove all litter, debris, and other waste attributable to the vendor daily. Section 14-76 of the General Code of Ordinances will apply.
- (11) A mobile food vendor shall not utilize any electricity or power without the prior written authorization of the power customer; no power cable or similar device shall be extended at or across any street,

alley, or sidewalk except with the use of a cord protector in a safe manner.

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- (12) A mobile food vending unit shall not use any flashing or blinking lights or strobe lights; all exterior lights over 60 watts shall contain opaque, hood shields to direct the illumination downward.
- (13) A mobile food vending unit shall not use loud music, amplification devices, "crying out," or any other audible methods to gain attention that cause a disruption or safety hazard as determined by the City.
- (14) A mobile food vendor may have one portable sign that is six (6) square feet, with no dimension greater than three (3) feet and no height (with legs) greater than three feet, located within five feet of the unit; and under no circumstances shall such sign be placed upon the sidewalk or impede pedestrian and/or vehicle safety.
- (15) A mobile food vending unit shall comply with the city's Noise Ordinance, Sign Ordinance, and all other City ordinances.
- (16) A mobile food vending unit shall Comply with all applicable federal, state, and county regulations.
- (17) A mobile food vending unit shall not represent the granting of a permit under this article as an endorsement by the City.

#### **Additional Requirements for Mobile Food Courts**

- (18) Hosts of mobile food courts must provide at least one accessible bathroom facility with one hand-washing station for every five mobile food vendors.
- (19) Tables, chairs, canopies, and/or enclosed seating areas for mobile food court customers are permitted.
- (20) There must be access to potable water and sewage disposal facilities on-site.
- (21) To establish a mobile food court, Preliminary and Final Site Plans shall be submitted, reviewed, and approved or denied in accordance with Article 12.

#### **10. Impoundment.**

Any equipment associated with food vending that is not in compliance with this article and left on public property may be impounded at the owner's expense.

#### **11. Violations.**

A mobile food vendor permit issued on the basis of the applications approved by the Planning and Zoning Administrator shall authorize only the use, design, and construction set forth in such approved plans and applications, and no other use, design, or construction. Use, design, or construction different than that authorized is a violation of this Ordinance and punishable as provided in Section 14.09.

#### **12. Revocation.**

The Planning and Zoning Administrator may issue a written notice to any mobile food vendor permit-holder who ceases to meet any requirement of this chapter or who violates any other federal, state, or local regulation, makes a false statement on their application, or conducts activity in a manner that is adverse to the protection of the public health, safety, and welfare. The written notice shall indicate that the vendor has thirty days to correct any such violation. After such time, if the requirement is not yet met, the Planning and Zoning Administrator shall revoke the mobile food vendor permit. Immediately upon such revocation, the Planning and Zoning Administrator shall provide written notice to the permit holder by certified mail to their place of business or residence as indicated on the application. Immediately upon such revocation, the permit shall become null and void.

**Item 4**

**Wolf Development**



**Carlisle | Wortman**  
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

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**MEMORANDUM**

**TO:** City of Chelsea Planning Commission

**FROM:** Paul Montagno, AICP  
Michelle Marin

**DATE:** November 3, 2023

**RE:** Wolf Development

Many aspects of the proposed Wolf Development were explored during the October Work Session. You have asked us to provide more analysis of the project and clarification on the process. In this memo, we provide some data that you requested, a description of the planning process moving forward, and a brief analysis of the proposed development based on the project design standards from the Chelsea PUD ordinance.

1. The following data relates to your requests for more information on medical office uses and demand in the area:
  - The ITE (Institute of Transportation Engineers) manual trip generation for medical office buildings is included as an attachment to this memo.
  - SEMCOG forecasts a 12% increase in the healthcare services industry sector in Chelsea between 2019 and 2050.
  - SEMCOG data indicates that the total number of households with seniors increased by over 60% between 2010 and 2021. No forecasts are available.
  - The population of Chelsea is expected to grow almost 25% between 2022 and 2050.
  - The Washtenaw County Comprehensive Plan identifies Target industries, including life sciences (pharmaceutical, medical devices, etc.) and nanotechnologies (sensors, medical diagnosis devices, etc). The Plan indicates that these target industries have a high multiplier effect on the local economy. "For every 100 jobs created in the [target industries], 80 indirect jobs are created...including jobs [in the] health services."

*Benjamin R. Carlisle, President Douglas J. Lewan, Executive Vice President John L. Enos, Vice President  
David Scurto, Principal Sally M. Elmiger, Principal R. Donald Wortman, Principal  
Paul Montagno, Principal Megan Masson-Minock, Principal Laura Kreps, Principal  
Richard K. Carlisle, Past President/Senior Principal*



2. We have heard your input and concerns about various elements of the proposal and your desire to influence the final plan. The intent is that the development will be required to meet city standards before final approval is granted. There will be language in the 425 Agreement that clarifies the Planning Commission's responsibility and the approval process for the final site plan. This language has not been approved by the City attorney and all language in the 425 will ultimately be subject to the ongoing negotiations between Chelsea City Council and the Lima Township Board.

**Section 2.6 Planning and Zoning.** The execution of this 425 agreement shall constitute the city council's approval of the plan, included as Exhibit B, as a PUD Area Plan in accordance with section 10.01 C. (7) of the City of Chelsea Zoning Ordinance. Therefore, this shall constitute the rezoned of the transferred property to the PUD district and developed according to the approved PUD Area Plan. The City and the developer shall execute a PUD Agreement that shall include, but not be limited to, a provision stating which revisions to the site plan may be approved administratively by the Planning Commission, any specific terms and conditions relating to the approved PUD, including specific terms related to the administration of the project. The PUD Agreement must also state that there can be no revision to the PUD Area Plan that would allow more than 172 homesites, as depicted on the Preliminary PUD Plan, or would allow the total square footage of the office/commercial development for the medical buildings to exceed that depicted on the Preliminary PUD Plan. Following City Council approval of the PUD Area Plan, the developer will submit a Final Site Plan to the Planning Commission. The Planning Commission will review the Final Site Plan under Section 12.04 of the City Zoning Ordinance for each phase of the project.

3. Because the proposed process would result in the initial acceptance of the project as an approved PUD area plan, we offer the following review of the wolf development based on section 10.01 F. of the zoning ordinance for your consideration.

(1) **Use.** The uses proposed shall be consistent with the city's master plan or the approved PUD Area Plan.

**CWA Response:** The Future Land Use Plan designates the areas directly west and north of the proposed Wolf Development that are within City boundaries as "School." A housing development adjacent to schools offers a complementary intensity of uses. Lima Township's Zoning Map designates the subject property as R-1D Urban Residential, and the Future Land Use Plan designates the subject property as "Medium Density Residential" with lot sizes that warrant municipal utility service.

With regards to the medical offices, the city's master plan states the following: "There is currently limited office space within the City. In order to provide space for new office uses or to accommodate existing tenants who might be looking to up-size, the City should promote the opportunity to create new office space... Additionally, there are office uses that are particular to certain existing industries such as businesses that would support the

health industry. As an example, it might be beneficial for those office uses related to the health industry to be located near the hospital. In 2015 the Gibbs Planning Group completed an Office Market analysis for the City. The study suggests that Chelsea could support an additional, roughly, 50,000 square feet of office space every five years until 2040.”

(2) **Density.** Permitted density for projects shall be based on the type of uses proposed, in accordance with the following standards. The City may permit an increase in density for projects that demonstrate a significant public benefit.

a) For areas of detached single-family housing, six (6) dwelling units per acre.

b) For areas of two-family or multi-family housing, 12 dwelling units per acre.

c) For areas with a mix of housing types or residential and non-residential uses, appropriate density and lot sizes shall be determined by the City Council following review by the Planning Commission, considering the requirements of such districts.

**CWA Response:** The 46.21-acre site consists of two 40,000-square-foot medical office buildings and 172 residential units. The residential units consist of 67 single-family residential homes, 73 townhomes, and 32 single-story attached ranch-style homes. The applicant has indicated that this represents 6.05 dwelling units per acre, as the medical office buildings will be on 7 acres and roughly 11 acres are dedicated as open space.

(3) **Open Spaces and Recreation Areas.** For sites greater than 5 acres, at least 20% of the total PUD acreage shall be open space, recreation area, and/or natural preservation area.

**CWA Response:** Roughly 23% of the project area is used for open space, recreation, and/or natural feature preservation.

(4) **Impact on Surrounding Uses.** The uses proposed will have a beneficial effect, in terms of public health, safety, welfare, or convenience, on present and future potential surrounding land uses. The uses proposed will not adversely affect the public utility and circulation system, surrounding properties, or the environment.

**CWA Response:** The development will offer “missing middle” housing options close to the Chelsea schools. We have checked with the various superintended of the public utility system, who have indicated that there is capacity within the systems to support this development. There are ongoing traffic improvement studies/discussions between the developer, the Washtenaw County Road Commission, and the City to determine necessary road improvements to mitigate any additional impact on traffic and safety in the area.

- (5) **Parking.** The number and dimensions of off-street parking spaces shall be sufficient to meet the minimum required by the zoning ordinance.

**CWA Response:** For the residential use, parking will be provided on individual driveways and in garages to meet the minimum standard of 2 parking spaces per residential unit. There are 386 parking spaces provided for the medical office buildings. Section 8.04 indicates a requirement of 4 parking spaces per 1,000 square feet of floor area, the equivalent of 160 spaces. Section 8.08 requires that the maximum amount of parking permitted not exceed 130% of the minimum parking requirement, the equivalent of 208 spaces. The applicant should reduce the number of parking spaces to reflect this requirement.

- (6) **Landscaping.** Existing landscaping shall be preserved and/or improved or additional landscaping be provided to ensure that proposed uses will be adequately buffered, where buffering is appropriate from one another and from surrounding public and private property. The quality and/or quantity of landscaping materials shall meet or exceed the minimums otherwise required by the zoning ordinance.

**CWA Response:** The site plan includes a landscaping plan which includes foundation landscaping and parking lot landscaping around the medical office buildings. There are buffers proposed along the roadway and between these buildings and the existing and proposed residential uses. Street trees are also proposed along all streets. The plan also proposed the preservation of the wooded area on the south portion of the site. A detailed landscaping analysis will be performed during the final site plan review by the city to ensure compliance with the city's standards.

- (7) **Existing Features.** The PUD plan shall demonstrate that the plan will preserve significant natural, historical, and architectural features, if any, and the integrity of the land to the best of the applicant's ability.

**CWA Response:** The site is currently primarily used for crop farming. The southernmost portion of the site is wooded, and much of that area is proposed to be preserved as woodland. There are no significant natural, historical, or architectural features on the existing site.

- (8) **Utilities.** Public water and sewer facilities shall be available or shall be provided by the applicant as part of the site development.

**CWA Response:** As part of the 425 Agreement, public water and sewer facilities shall be provided by the applicant by means of the City of Chelsea water and sewer system. As noted above there is capacity within the various public utility systems to support this development.

- (9) **Circulation.** Safe, convenient, uncongested, and well-defined vehicular and pedestrian circulation within and into the site shall be provided.

- a) Drives, streets, and other elements within the property shall be designed to promote safe and efficient traffic operations within the site and at its access points.
- b) Circulation patterns should complement and reflect rectilinear street grid layout of the City.
- c) Sidewalks or multi-purpose paths shall be provided along public streets and within the development to provide safe and efficient non-motorized circulation.

**CWA Response:** The interior roads follow a rectilinear layout. There are no cul-de-sacs planned. There are sidewalks along all the roads and an additional pedestrian path through open space areas. Striped crosswalks are shown throughout the complex. There are landscaped medians along Wolf Road north of the office building area. Stop signs and other traffic calming features are not shown on the site plan. A pedestrian pathway is proposed by the applicant along Freer Road with a proposed pedestrian crossing between the development and the school property. As noted above there are ongoing traffic improvements studies/discussions between the developer, the Washtenaw County Road Commission and the city to determine necessary road improvements to mitigate any additional impact to traffic and safety in the area.

The above PUD standards are intended as guidelines and may be modified by the City under the provisions of Section 10.01E. These provisions allow modifying the current standards within the zoning ordinance including use, density, intensity, setbacks, building heights, parking, project design, and landscape standards. This among other deviations would allow for the inclusion of medical office buildings.

We look forward to discussing this with you and will be happy to offer additional clarity on the Planning Commission's role at the November 7<sup>th</sup> work session.



CARLISLE/WORTMAN ASSOC., INC  
Paul Montagno, AICP  
Principal



CARLISLE/WORTMAN ASSOC., INC.  
Michelle Marin  
Community Planner

# Medical-Dental Office Building - Stand-Alone (720)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 18

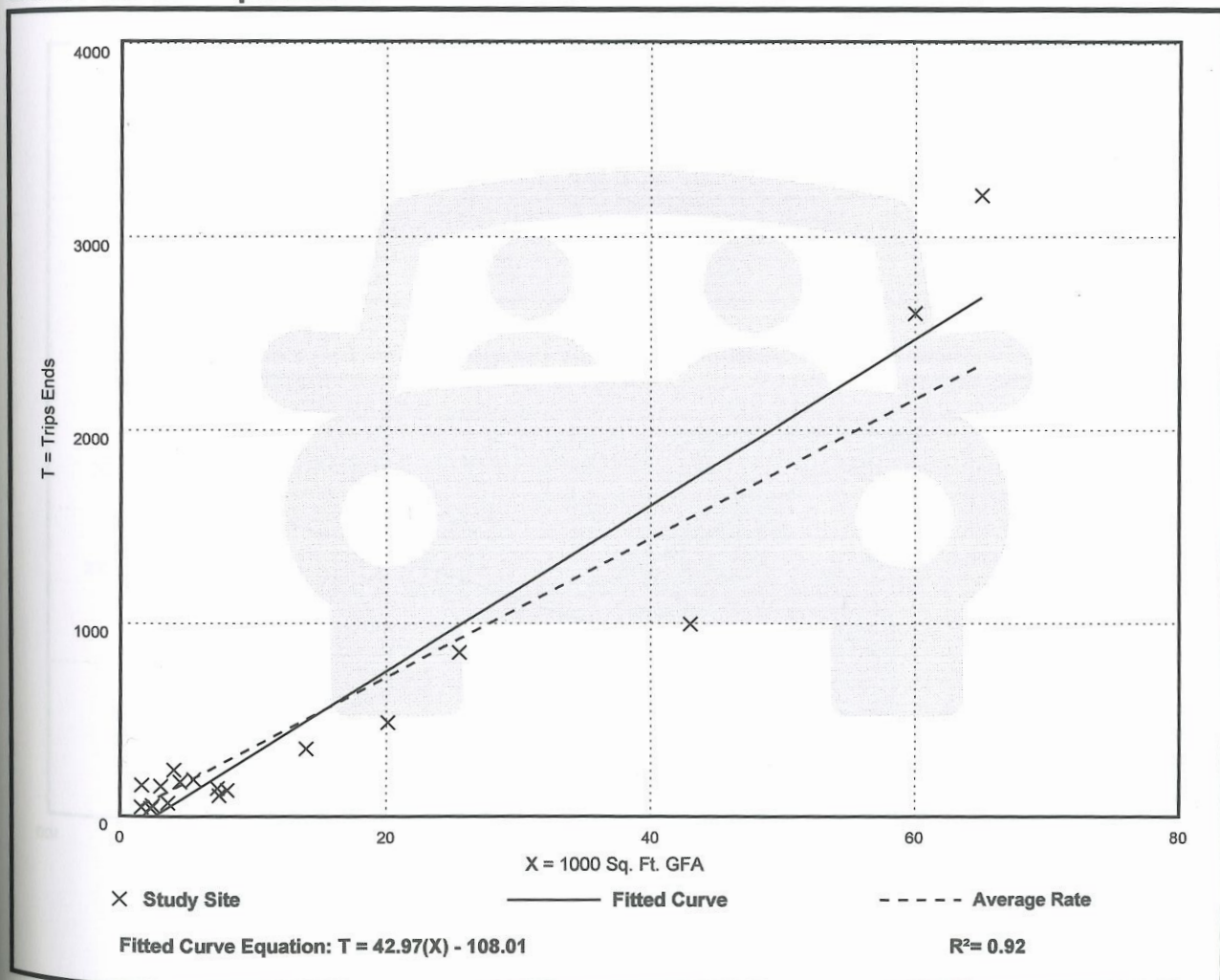
Avg. 1000 Sq. Ft. GFA: 15

Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
36.00	14.52 - 100.75	13.38

## Data Plot and Equation





# Medical-Dental Office Building - Stand-Alone (720)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,  
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 24

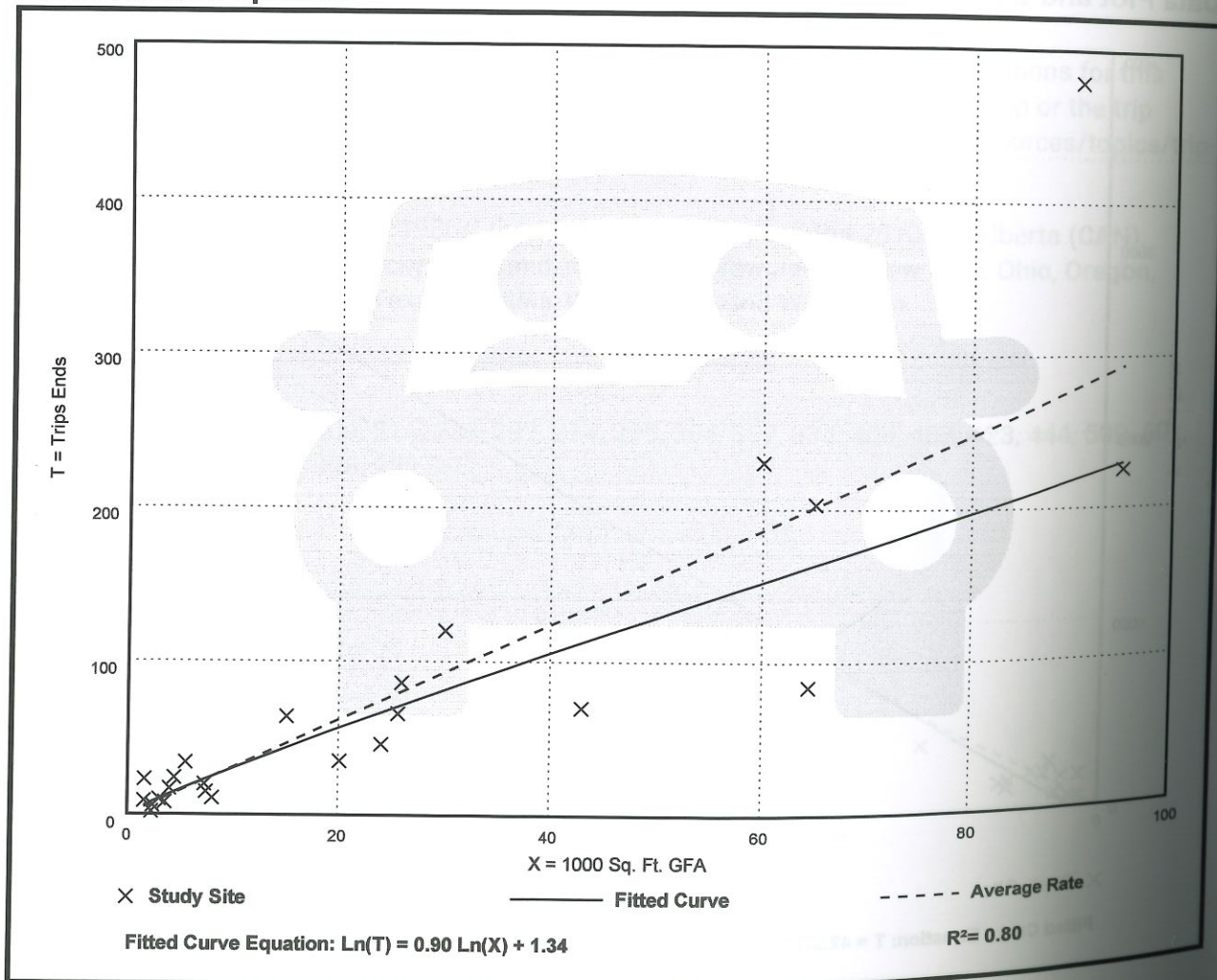
Avg. 1000 Sq. Ft. GFA: 25

Directional Distribution: 79% entering, 21% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.10	0.87 - 14.30	1.49

## Data Plot and Equation



# Medical-Dental Office Building - Stand-Alone (720)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,  
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 30

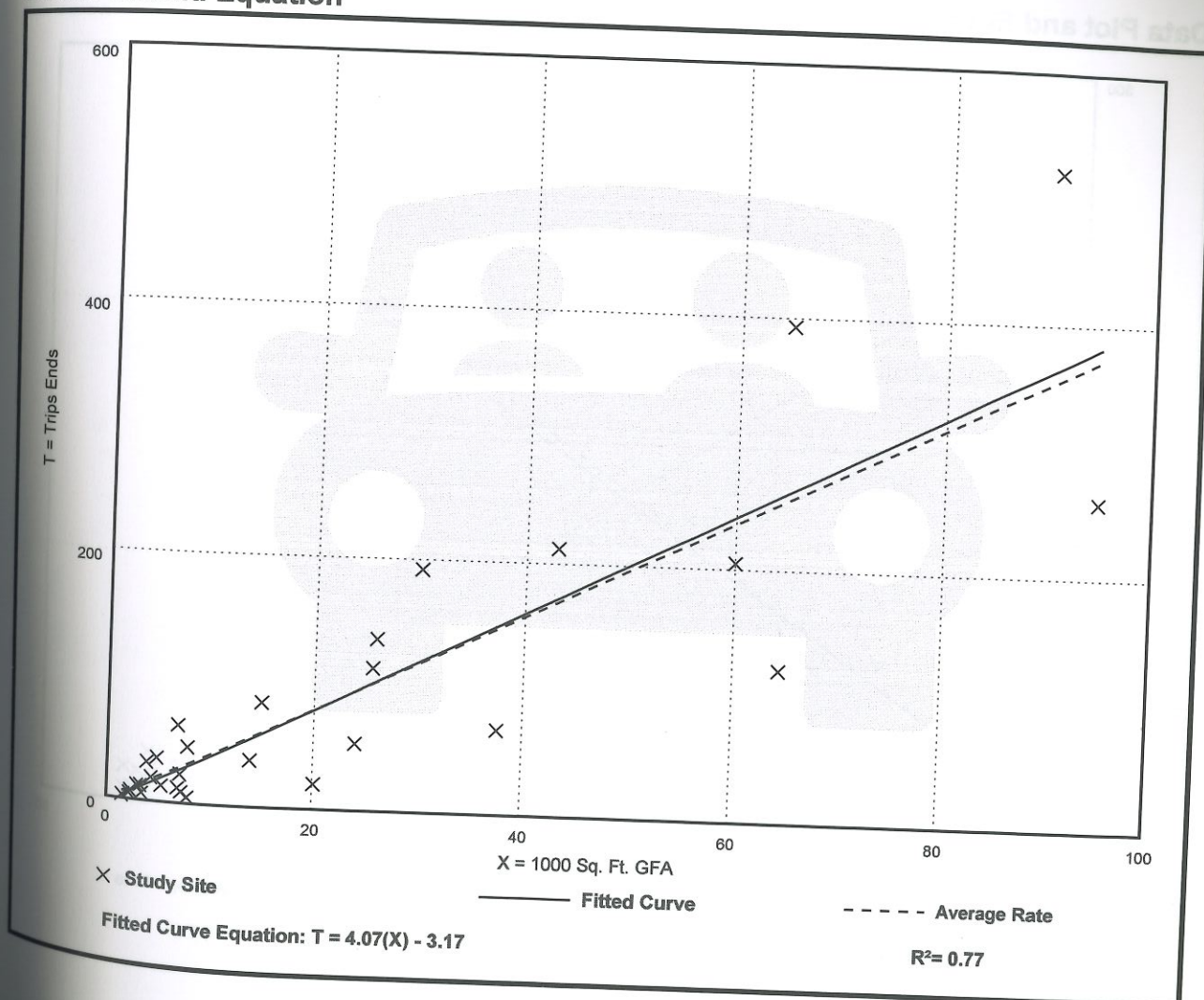
Avg. 1000 Sq. Ft. GFA: 23

Directional Distribution: 30% entering, 70% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.93	0.62 - 8.86	1.86

## Data Plot and Equation





# Medical-Dental Office Building - Stand-Alone (720)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

AM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 21

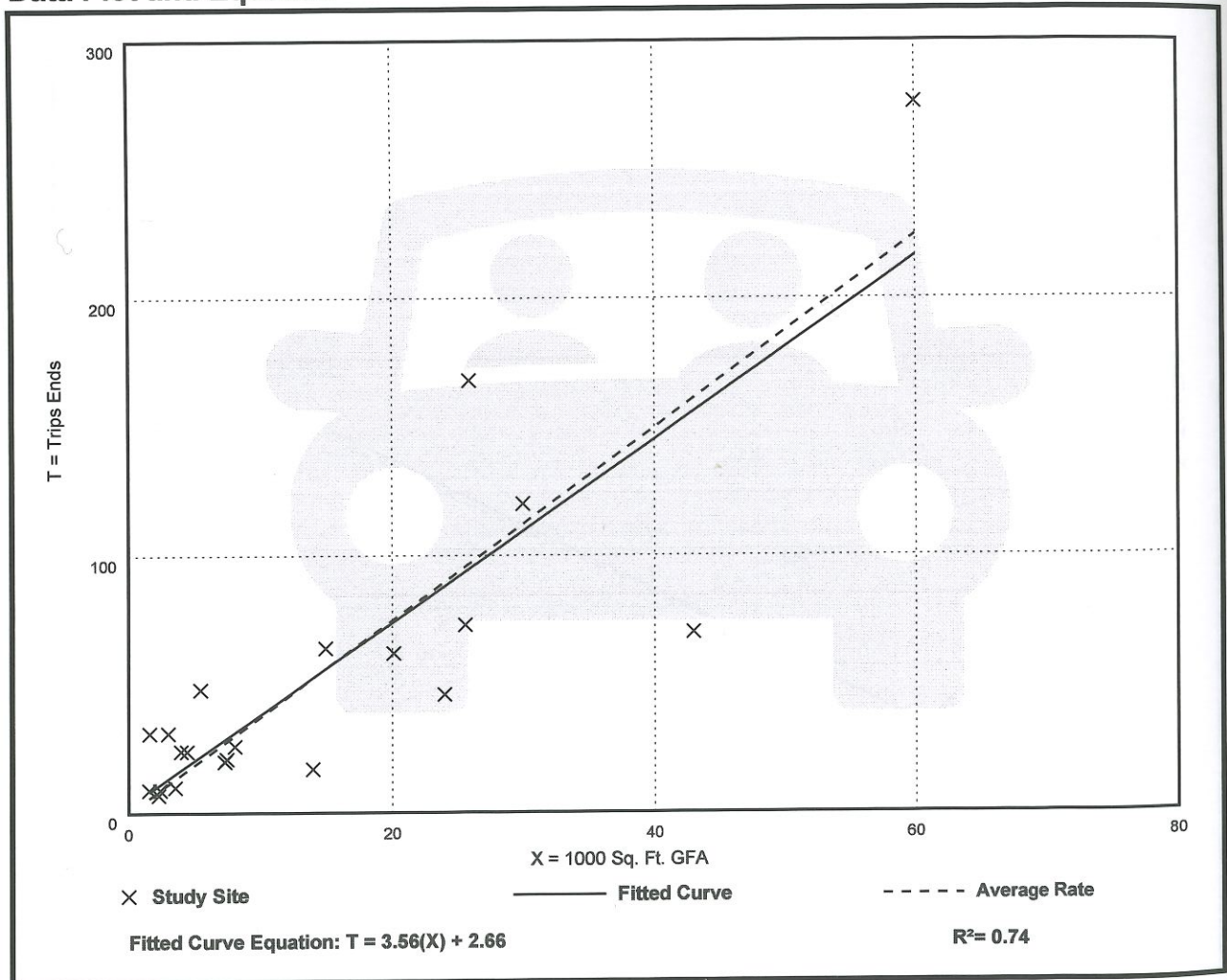
Avg. 1000 Sq. Ft. GFA: 15

Directional Distribution: 59% entering, 41% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.74	1.21 - 19.28	2.14

## Data Plot and Equation





# Medical-Dental Office Building - Stand-Alone (720)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 22

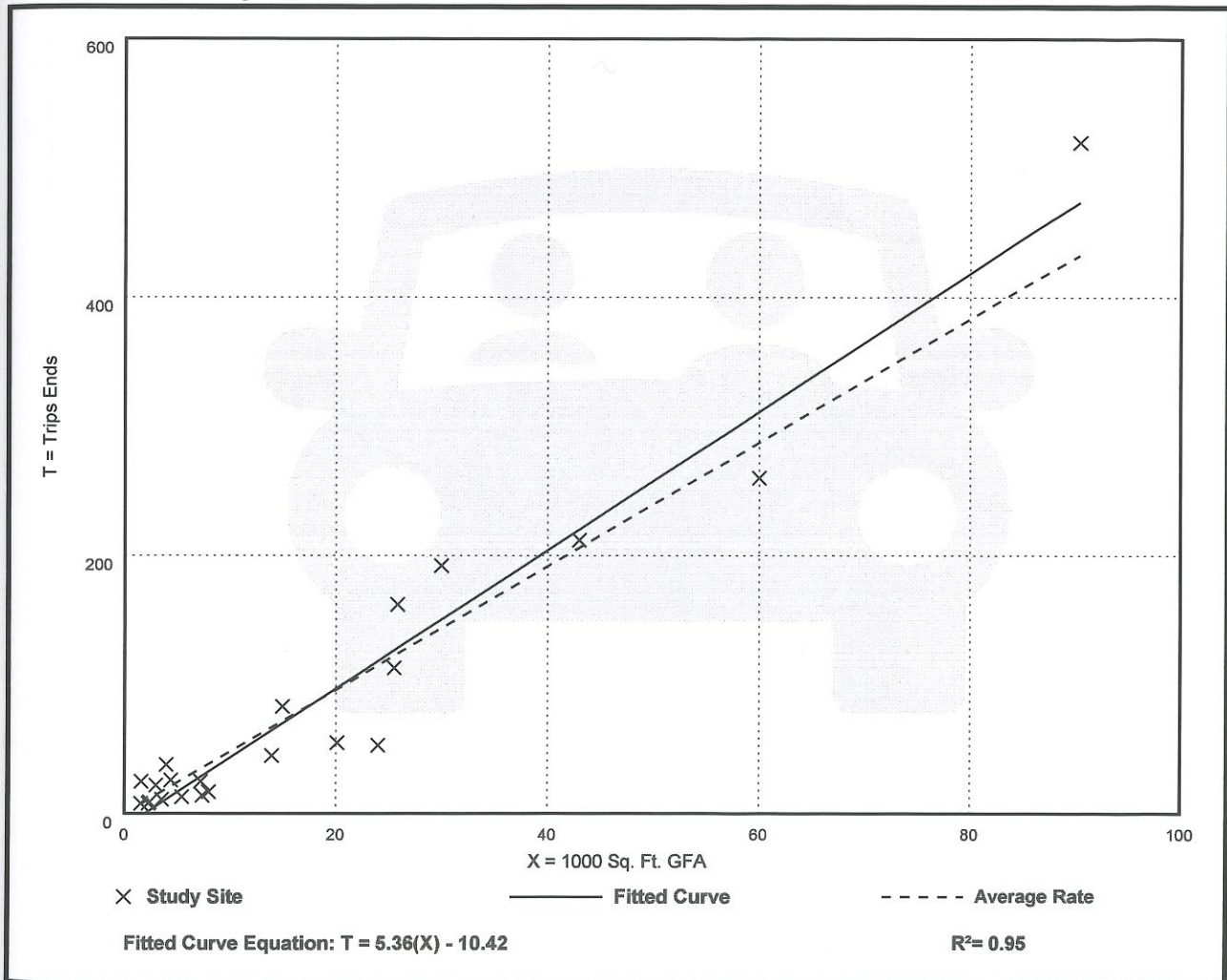
Avg. 1000 Sq. Ft. GFA: 18

Directional Distribution: 40% entering, 60% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
4.79	1.88 - 15.55	1.62

## Data Plot and Equation



# Medical-Dental Office Building - Stand-Alone (720)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Saturday

Setting/Location: General Urban/Suburban

Number of Studies: 3

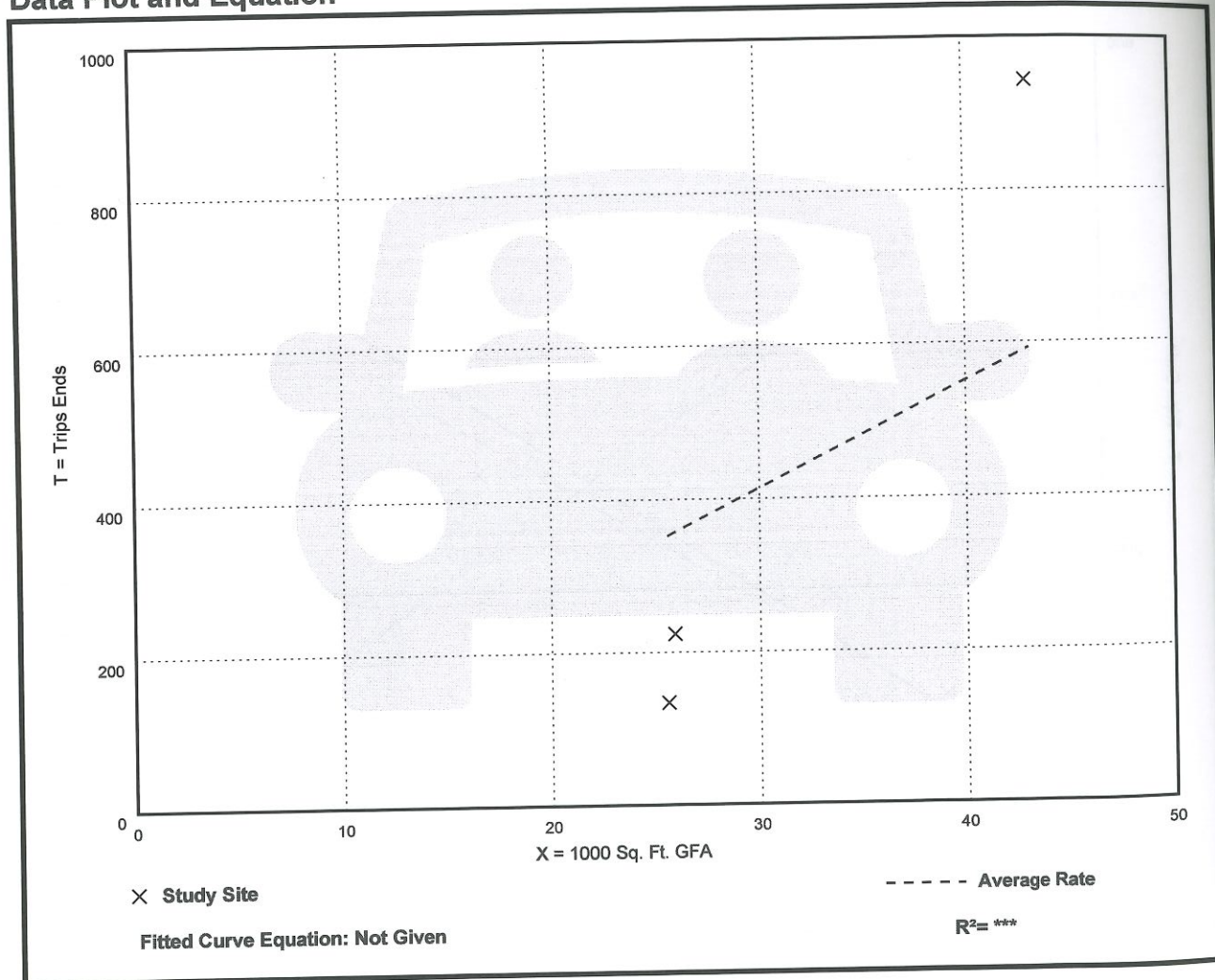
Avg. 1000 Sq. Ft. GFA: 31

Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
13.78	5.24 - 21.93	9.26

## Data Plot and Equation





# Medical-Dental Office Building - Stand-Alone (720)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 2

Avg. 1000 Sq. Ft. GFA: 34

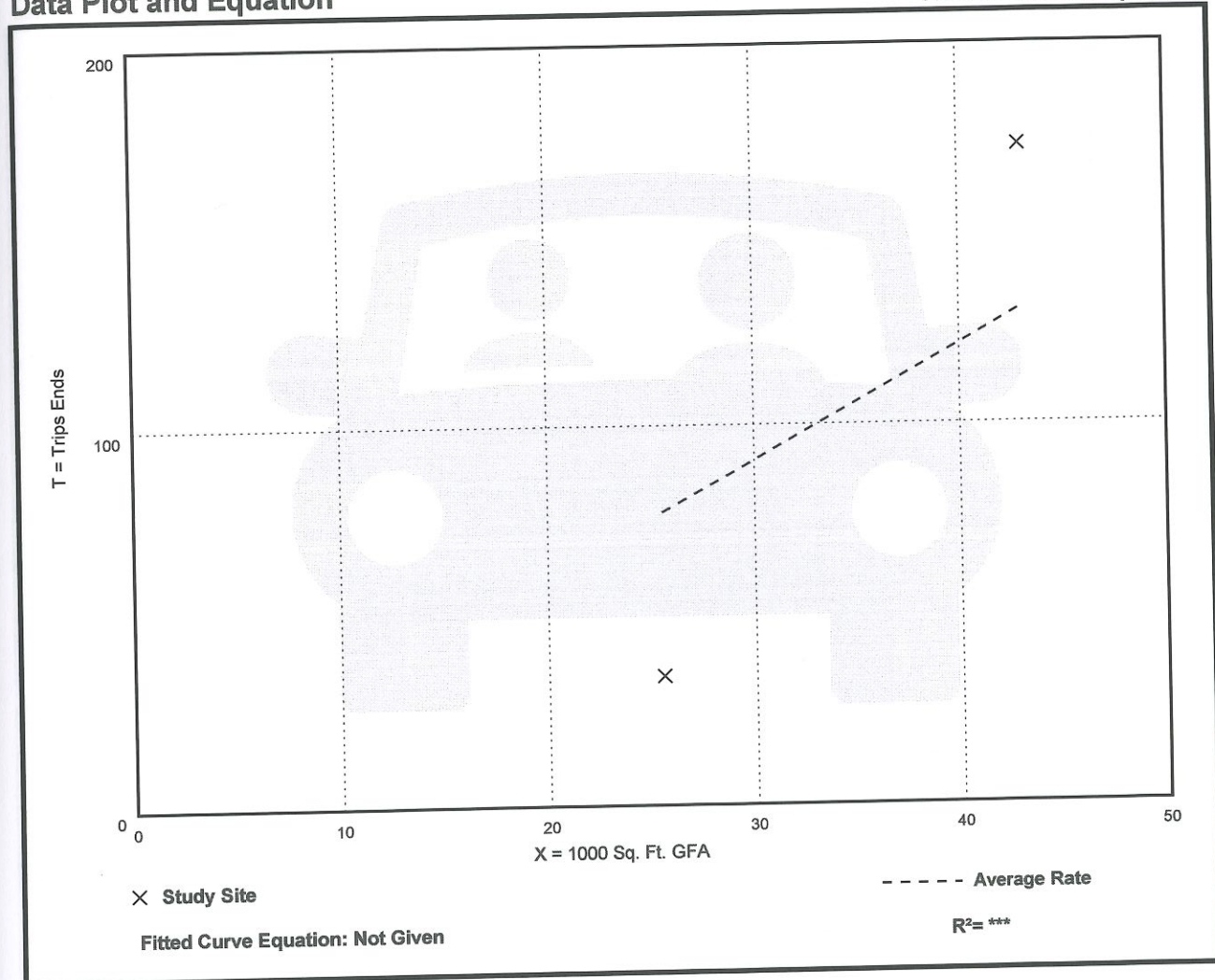
Directional Distribution: 57% entering, 43% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.02	1.33 - 4.02	***

## Data Plot and Equation

Caution - Small Sample Size



# Medical-Dental Office Building - Stand-Alone (720)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
On a: Sunday

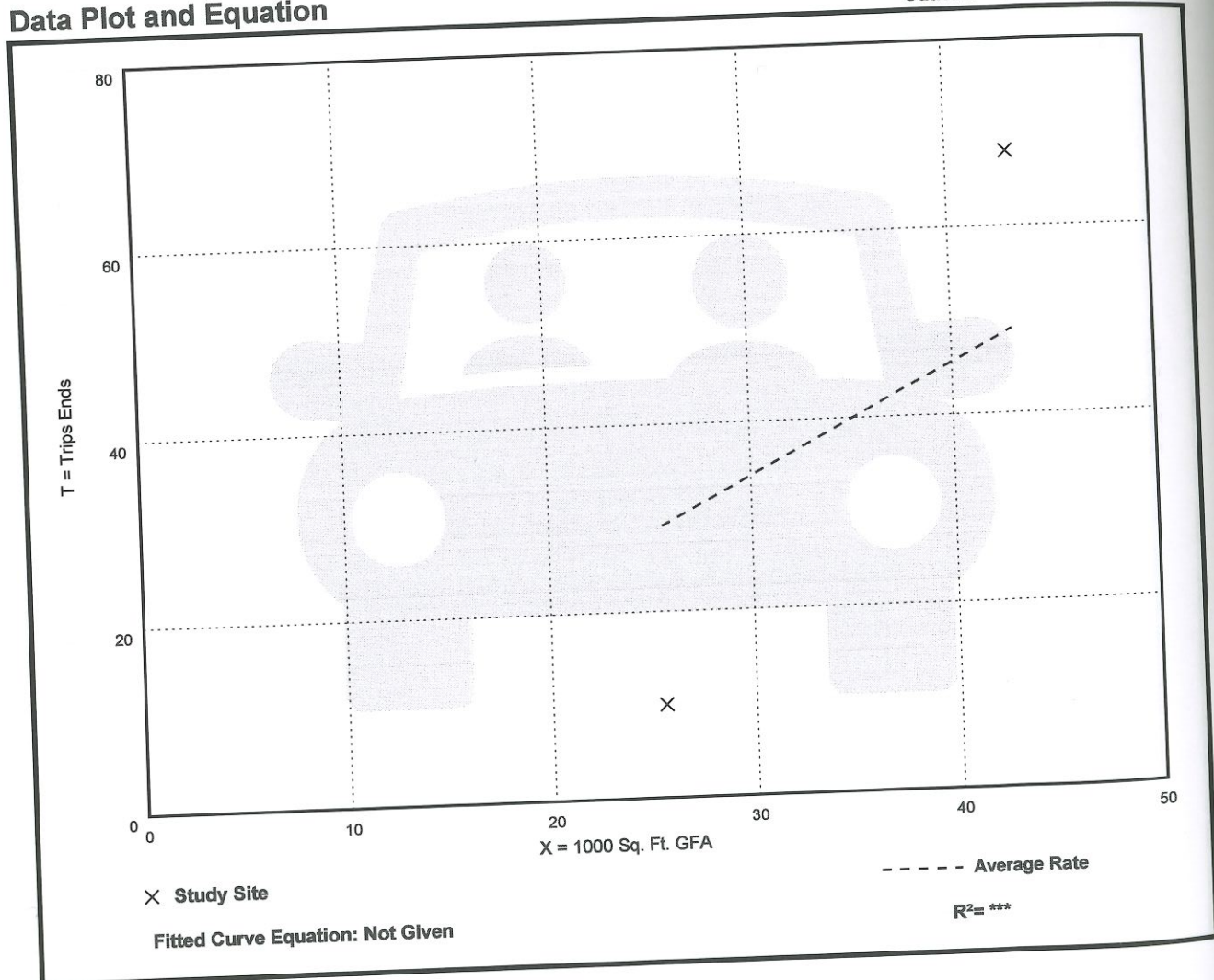
Setting/Location: General Urban/Suburban  
Number of Studies: 2  
Avg. 1000 Sq. Ft. GFA: 34  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.14	0.39 - 1.58	***

## Data Plot and Equation

Caution - Small Sample Size





# Medical-Dental Office Building - Stand-Alone (720)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Sunday, Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 2

Avg. 1000 Sq. Ft. GFA: 34

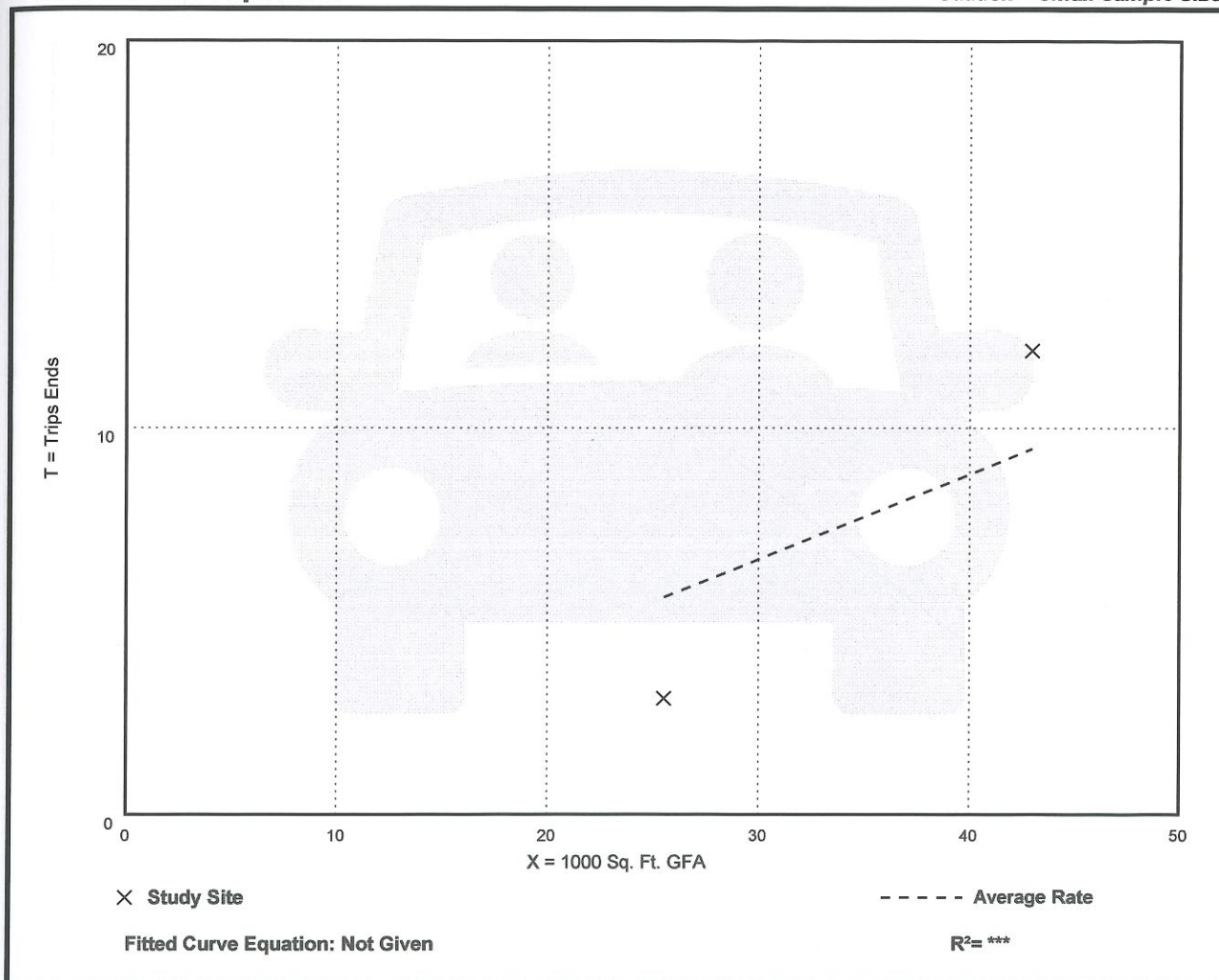
Directional Distribution: 52% entering, 48% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.22	0.12 - 0.28	***

## Data Plot and Equation

Caution – Small Sample Size



# Medical-Dental Office Building - Stand-Alone (720)

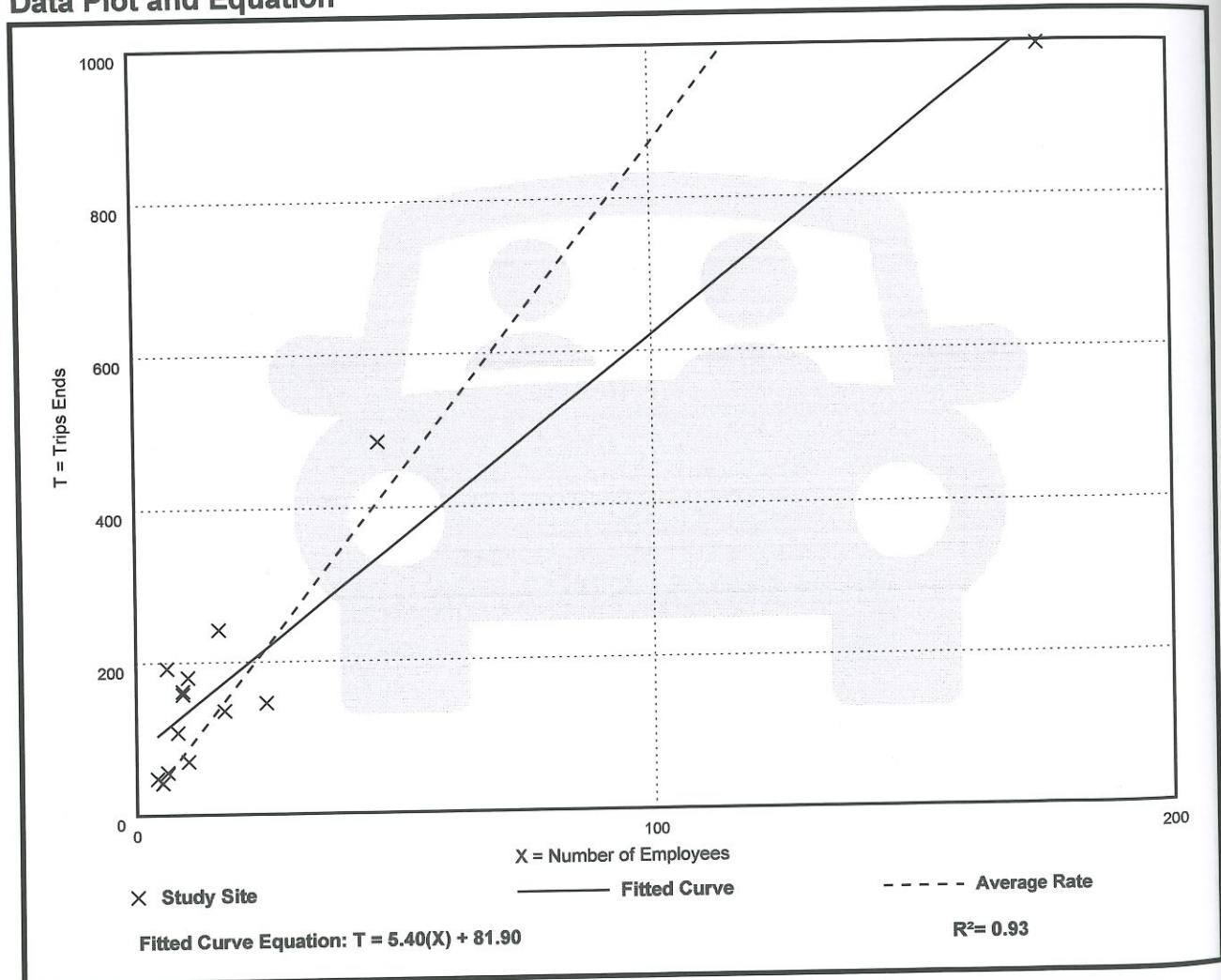
Vehicle Trip Ends vs: Employees  
On a: Weekday

Setting/Location: General Urban/Suburban  
Number of Studies: 14  
Avg. Num. of Employees: 25  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
8.71	5.69 - 32.00	5.12

## Data Plot and Equation





# Medical-Dental Office Building - Stand-Alone (720)

Vehicle Trip Ends vs: Employees

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 16

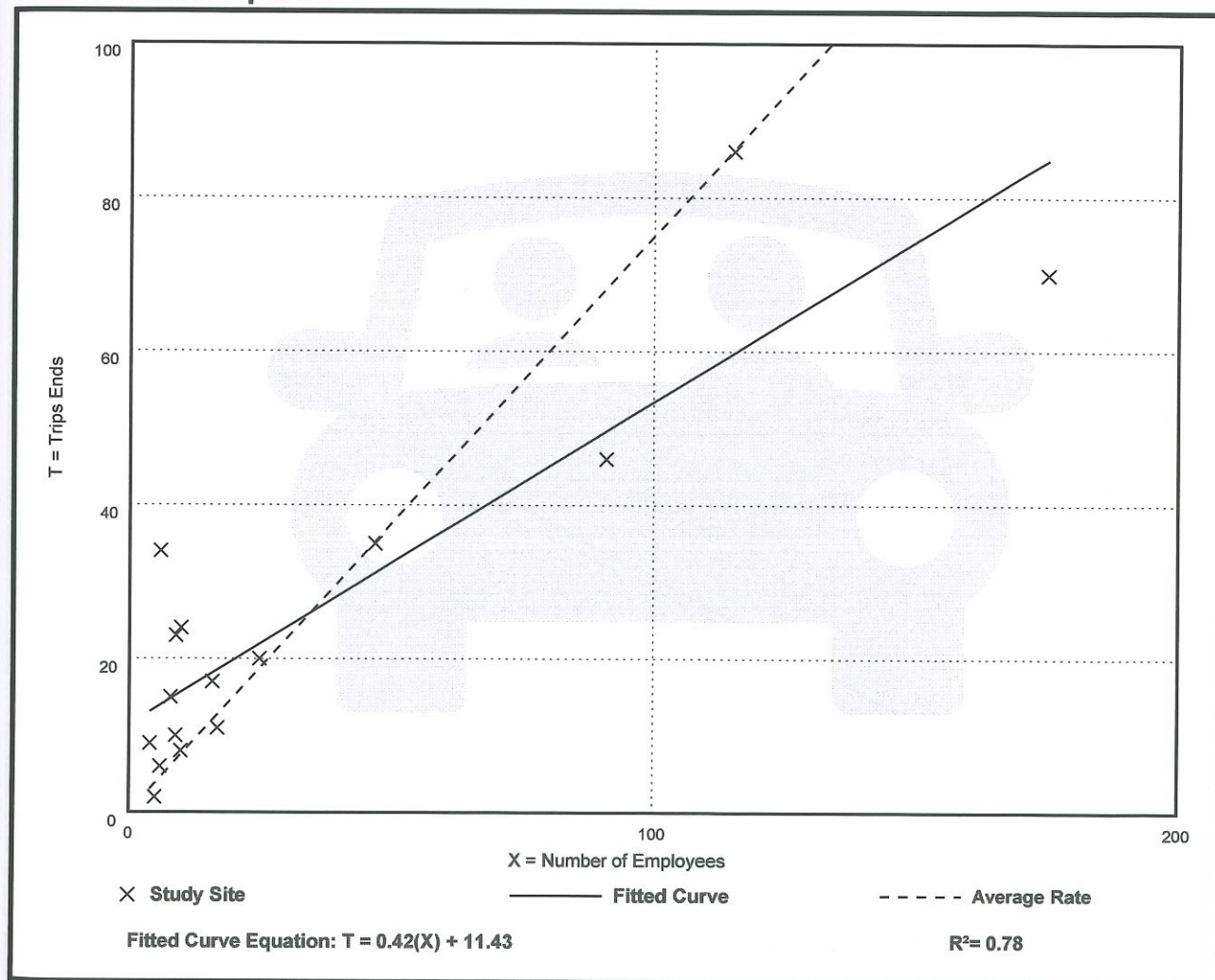
Avg. Num. of Employees: 35

Directional Distribution: 74% entering, 26% exiting

## Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.75	0.40 - 5.67	0.70

## Data Plot and Equation



# Medical-Dental Office Building - Stand-Alone (720)

## Vehicle Trip Ends vs: Employees

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 15

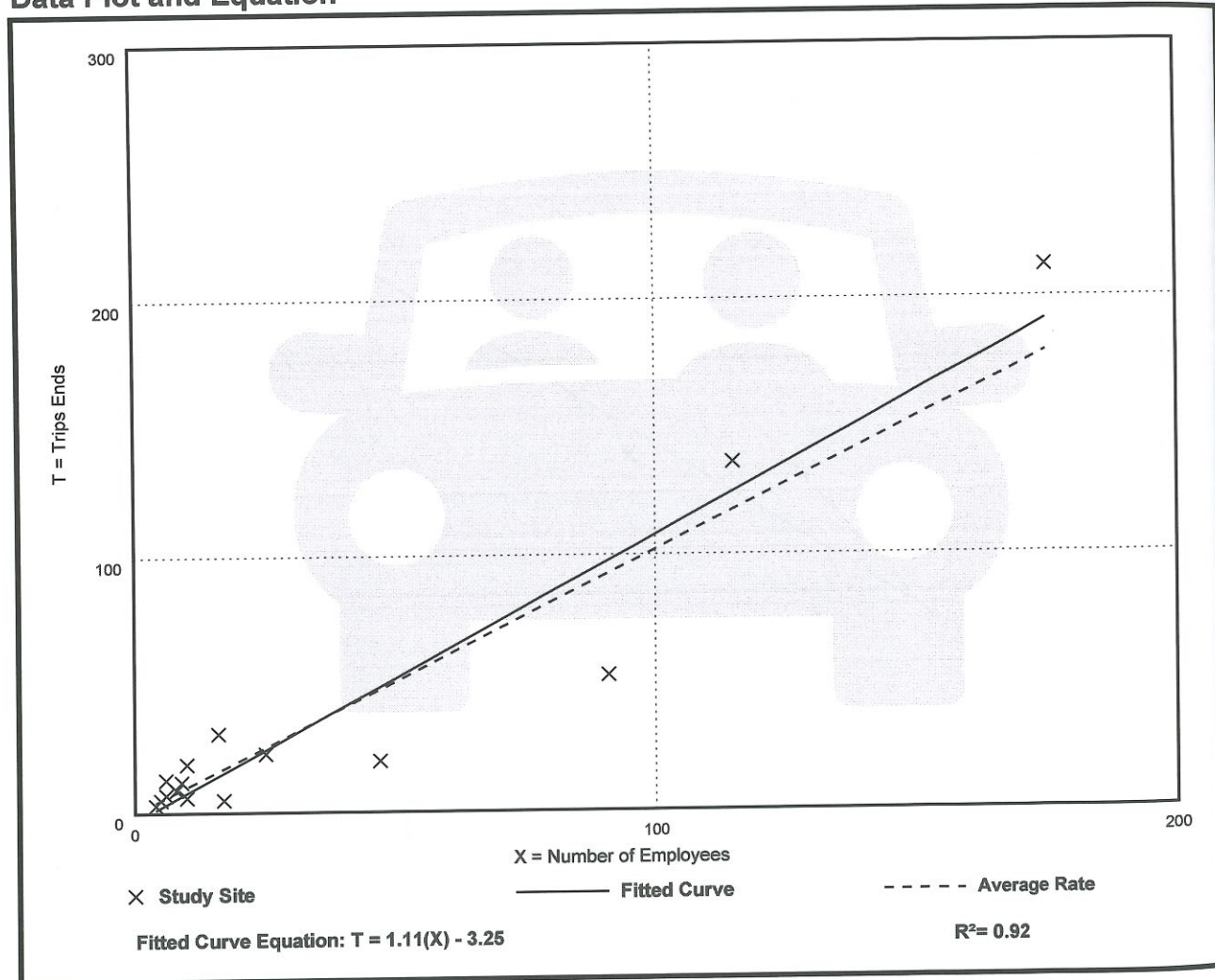
Avg. Num. of Employees: 36

Directional Distribution: 37% entering, 63% exiting

## Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
1.02	0.29 - 2.17	0.41

## Data Plot and Equation





# Medical-Dental Office Building - Stand-Alone (720)

Vehicle Trip Ends vs: Employees

On a: Weekday,

AM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 16

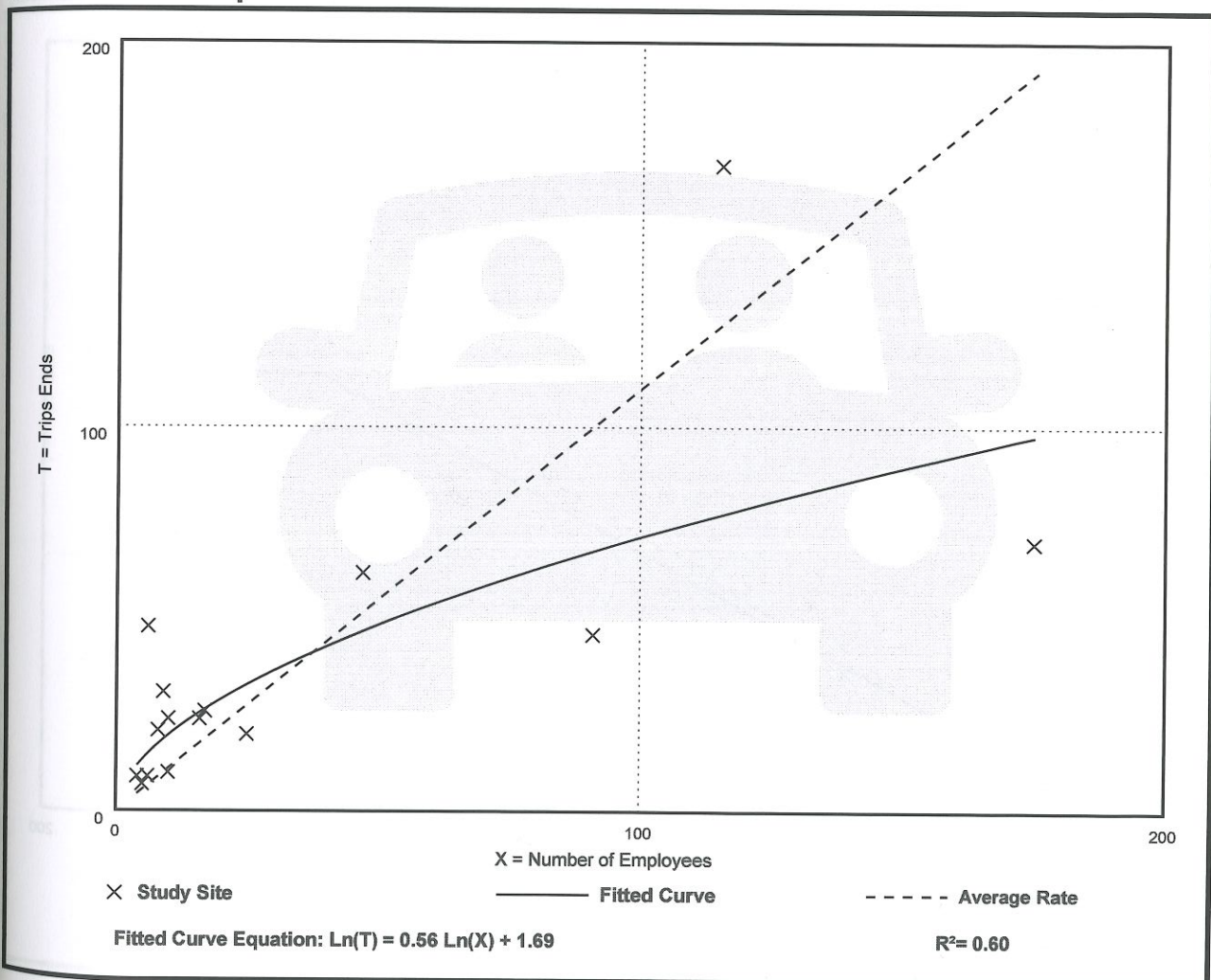
Avg. Num. of Employees: 35

Directional Distribution: 58% entering, 42% exiting

## Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
1.10	0.40 - 8.00	1.05

## Data Plot and Equation



# Medical-Dental Office Building - Stand-Alone (720)

Vehicle Trip Ends vs: Employees

On a: Weekday,

PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 16

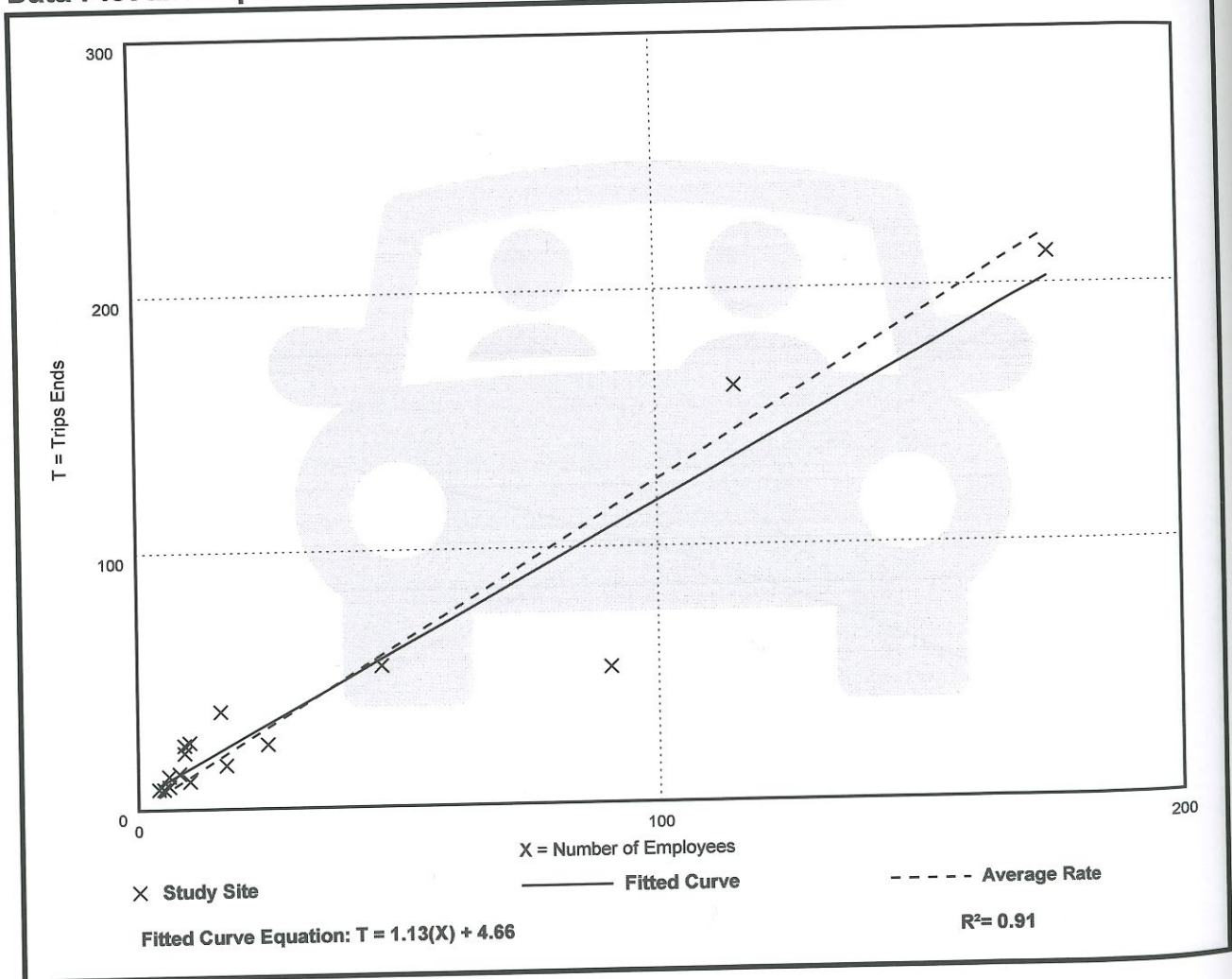
Avg. Num. of Employees: 35

Directional Distribution: 44% entering, 56% exiting

## Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
1.26	0.58 - 2.78	0.50

## Data Plot and Equation





# Medical-Dental Office Building - Stand-Alone (720)

Vehicle Trip Ends vs: Employees

On a: Saturday

Setting/Location: General Urban/Suburban

Number of Studies: 2

Avg. Num. of Employees: 145

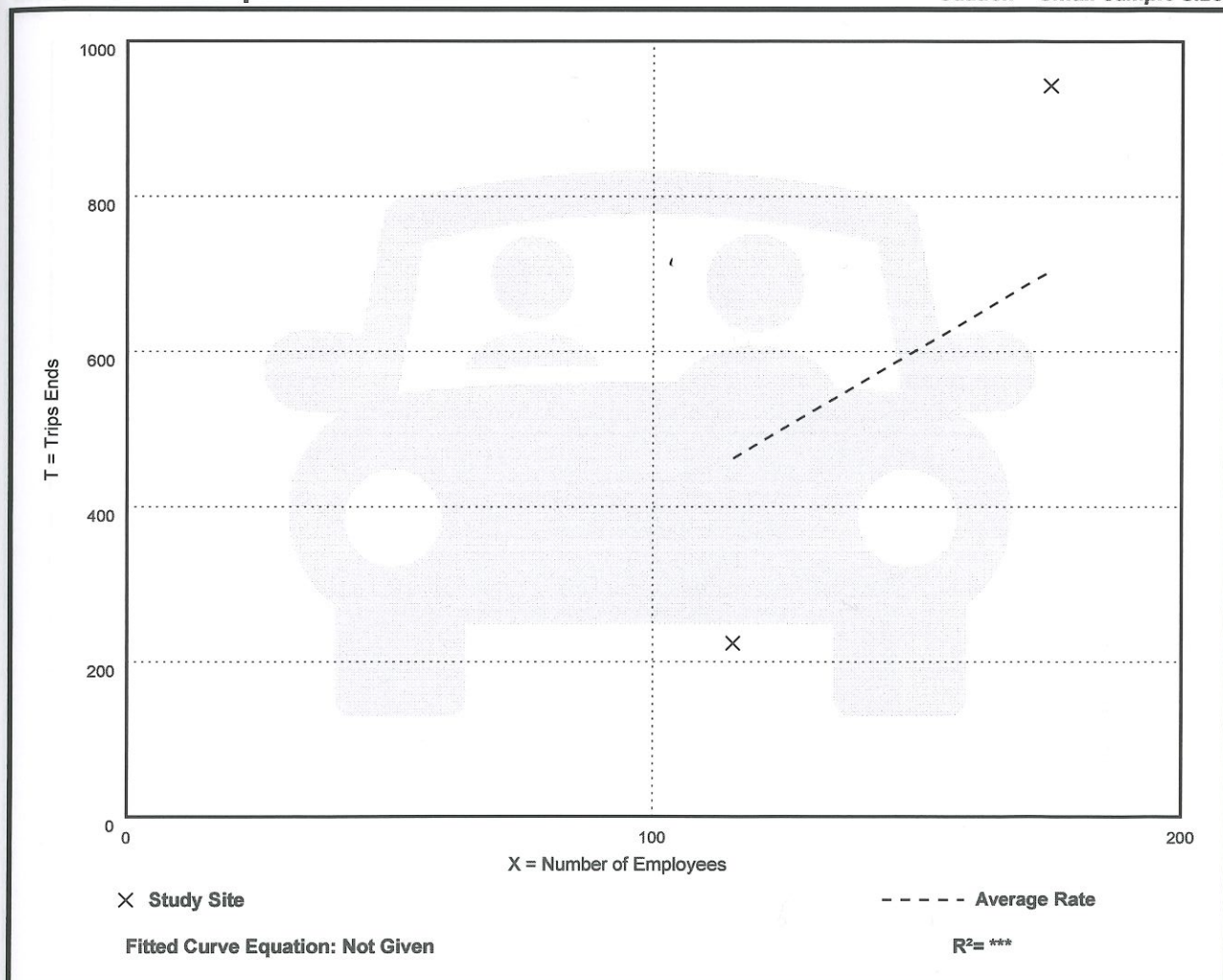
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
4.02	1.95 - 5.39	***

## Data Plot and Equation

Caution - Small Sample Size



# Medical-Dental Office Building - Stand-Alone (720)

Vehicle Trip Ends vs: Employees

On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 1

Avg. Num. of Employees: 175

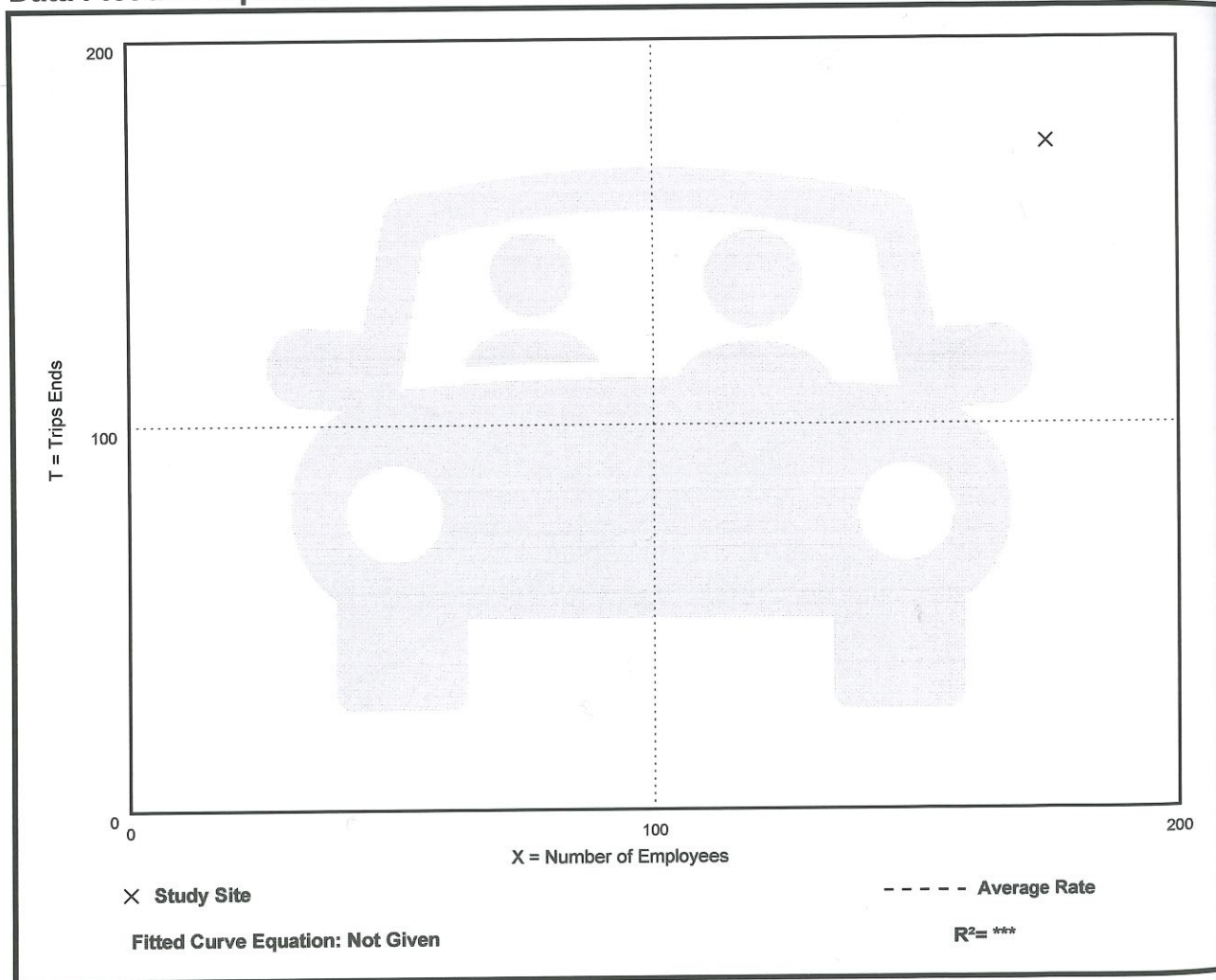
Directional Distribution: 57% entering, 43% exiting

## Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.99	0.99 - 0.99	***

## Data Plot and Equation

Caution - Small Sample Size



# Medical-Dental Office Building - Stand-Alone (720)

Vehicle Trip Ends vs: Employees

On a: Sunday

Setting/Location: General Urban/Suburban

Number of Studies: 1

Avg. Num. of Employees: 175

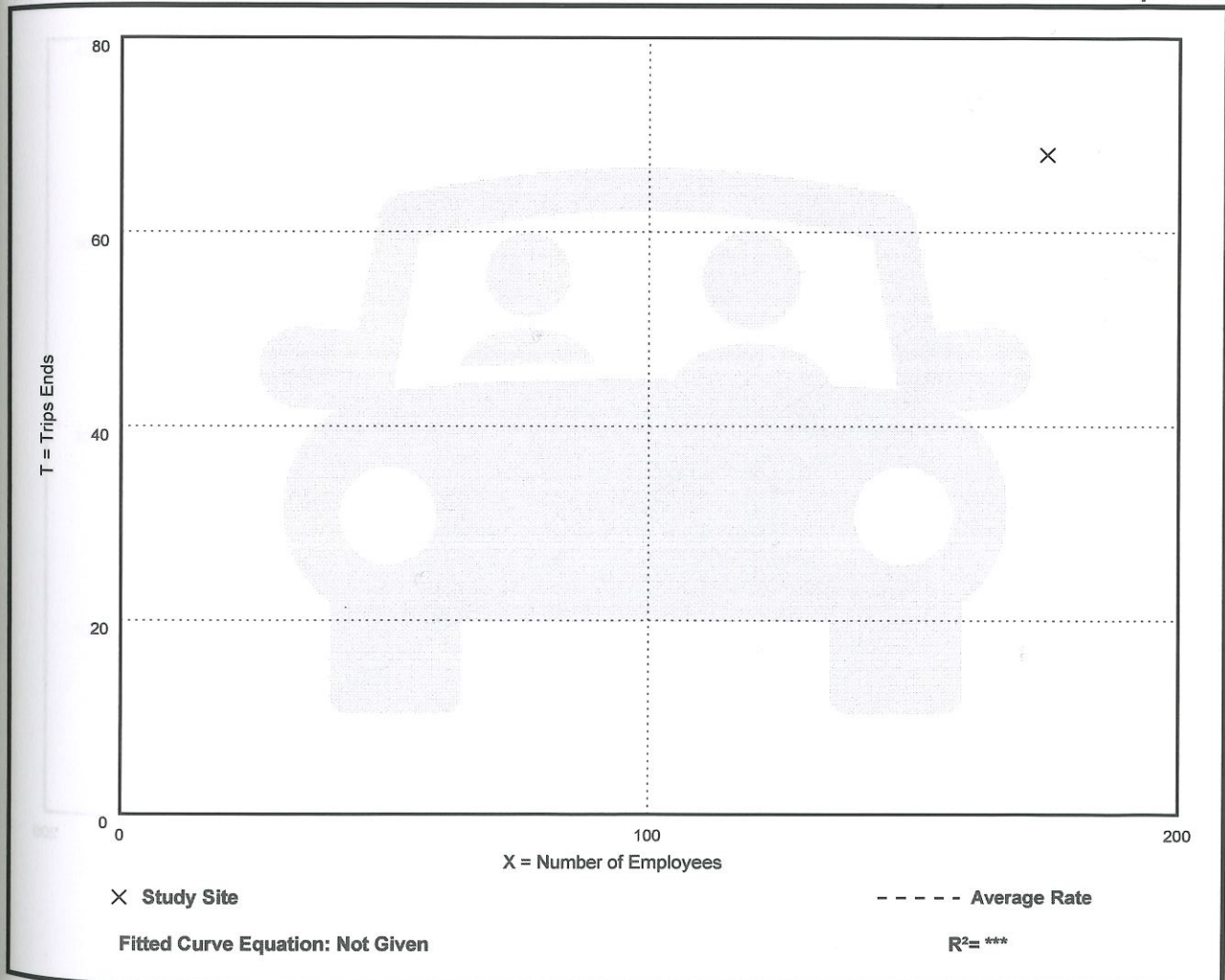
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.39	0.39 - 0.39	***

## Data Plot and Equation

Caution – Small Sample Size





# Medical-Dental Office Building - Stand-Alone (720)

Vehicle Trip Ends vs: Employees

On a: Sunday, Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 1

Avg. Num. of Employees: 175

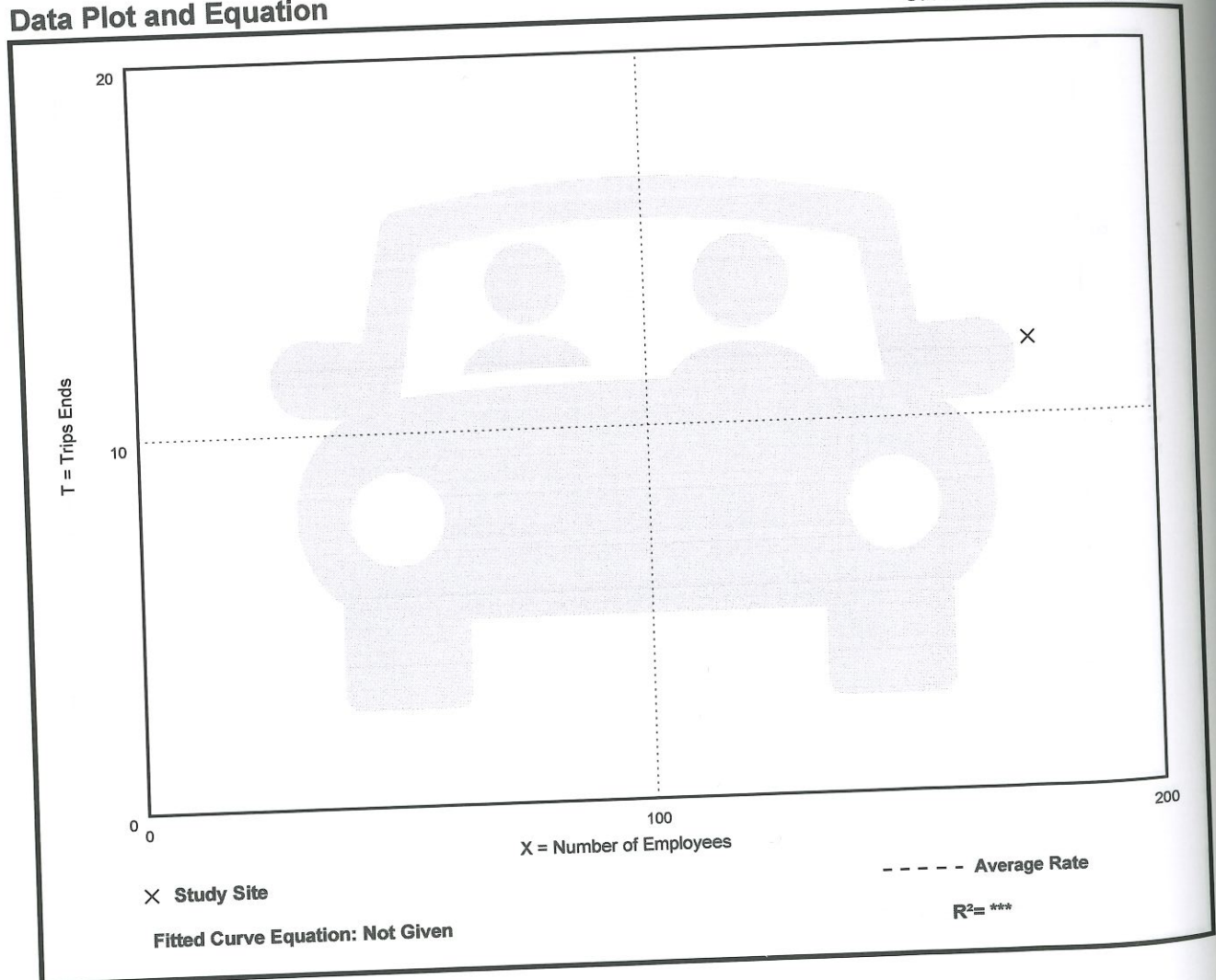
Directional Distribution: 52% entering, 48% exiting

## Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.07	0.07 - 0.07	***

## Data Plot and Equation

Caution - Small Sample Size



**Item 5**

**Planning Priorities Table**

CITY OF CHELSEA 2023 PLANNING PRIORITIES	TIMELINE FOR COMPLETION	COMMENTS
<b>1. Zoning Ordinance Amendments</b>		
1.1 Food Truck Ordinance	Immediate	Draft in process. Approval anticipated November 2023.
1.2 Solar Ordinance	2-5 months	Update to allow solar in zoning districts beyond PF. To introduce at next work session.
1.3 Site Plan Review	2-5 months	Draft in process. Update to clarify projects that qualify; identify requirements of minor site plan. To introduce at next work session.
1.4 Certificate of Occupancy	6-12 months	Draft in process. Update to reflect current processes.
1.5 Tree Preservation Ordinance	6-12 months	Amendments for tree preservation.
<b>2. General Ordinance Amendments</b>		
2.1 PILOT process and application	6-12 months	TBD
<b>3. Planning Policies</b>		
3.1 Zoning Ordinance Enforcement	6-12 months	Establish clear enforcement procedures and communicate process to residents via website. Consider Ypsi Township zoning enforcement process.
3.2 Greater community outreach and engagement	Ongoing	Establish better tools for outreach and involving residents in planning
3.3 Consider greater collaboration with surrounding communities	Ongoing	Foster regional collaboration
3.4 Reimplement quarterly staff reports	2-5 months	Will do first report at the start of Q1 to summarize Q2 and Q3 (since CWA began)
<b>4. Master Plan / Roads / Pathways</b>		
4.1 Master Plan	1-2 years	Current plan adopted in 2019. Update required every 5 years.
4.2 Redevelopment Ready Certification	1-2 years	September: 61% along the Essentials Path. Today: 74%. Many of the items in this table will contribute to certification
<b>5. Zoning Administration</b>		
5.1 Restructure Webpage	Immediate	Underway. Documents and clarifying info added; zoning changes adopted; planned general website changes will aid in this process.
5.2 Board & Commission Recruitment	2-5 months	Develop and conduct outreach for broad community recruitment
<b>6. Completed Priorities</b>		<b>Date</b>

October 30, 2023